

FOR LEASE

ARTISTIC STAIRS BUILDING

NAI Commercial



17310 - 108 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 2,800 sq.ft.± office/warehouse space includes 2 offices and reception area
- Close to 107 Avenue, 170 Street, 178 Street, Yellowhead Trail, and Anthony Henday Drive
- 12'x14' grade loading overhead door (powered)
- LED lighting in warehouse
- Two stage sump system

KEVIN MOCKFORD

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NAI COMMERCIAL REAL ESTATE INC.
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NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	2,800 sq.ft.±
LEGAL DESCRIPTION	Lot 8, Block 8, Plan 7721110
ZONING	IM (Medium Industrial)
AVAILABLE	30 days
CEILING HEIGHT	18' clear
POWER	100 amp, 3 phase (TBV by Tenant)
LIGHTING	LED in warehouse
PARKING	Surface
LOADING	Grade level (12'x14')
DRAINAGE	Sump
TENANT IMPROVEMENT ALLOWANCE	Negotiable
YEAR BUILT	1978
LEASE TERM	Negotiable
NET LEASE RATE	\$10.50/sq.ft./annum
OPERATING COSTS	\$4.65/sq.ft./annum (2024 estimate) Includes property taxes, building insurance, common area maintenance and management fees



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